

# TO LET

**Unit 1, 40 Warwick Street**  
Leamington Spa • CV32 5JS

- Self Contained, Lock up Shop premises.
- Available immediately on New lease.
- Sought after Town Centre location.
- Suitable for variety of uses.
- Short stay on road parking to front.
- Accommodation Available:

**702 sq ft (65.24 sqm)**

**Rent £19,000 PAX**



**Wareing & Company**

**01926 430700 • [www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)**

## Location

The subject property is located on Warwick Street which is situated right in the heart of Leamington Town Centre.

The property is a short walk from Parade, the town's primary retailing pitch and occupies a strong trading position which is popular with both day and nighttime trading. Notable nearby occupiers include Habano Coffee House, Rustiq Restaurant, Bedford Street Bar, Caffe Nero, Oliver Bonas, The Copperpot, Timpsons and Oxfam.

The property benefits from short-stay Pay & Display parking to the front.

## Description

The property comprises the ground floor of a mid-terrace commercial building providing retail sales area with separate store, kitchen and WC located to the rear of the property.

The shop is currently fitted with an LVT floor, neutrally decorated and has a suspended ceiling incorporating lighting.

Heating is by way of a gas fired central heating system.

### Accommodation:

- Dimensions 6.24m (width) by 11.45m (depth)
- Sales area 702 Sq Ft (65.24 Sq m)
- Rear store 49 Sq Ft (4.56 Sq M)
- Kitchen 33 Sq Ft (3.08 Sq M)
- Office 96 Sq Ft (8.79 Sq M)



## Services

We understand that all mains water, gas, electricity and drainage services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

## Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## EPC

C-51

## Tenure

The property is available by way of a new effective full repairing and insuring lease by virtue of a service charge.

## Service Charge

A service charge will be levied to cover a proportion of external repairs and decoration as well as a proportion of the insurance premium of the property as a whole. Further details available upon request.

## Business Rates

Rateable Value:	£13,500
Rates Payable:	£6,736.50 per annum

Subject to occupier status, some small business rates relief may be applicable.

## Rent

£19,000 Per Annum excl VAT.

## VAT

VAT is applicable on this transaction.

## Legal Costs

Each Party will meet their own legal and professional costs.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence.

For a company, any person owning more than 25% must provide the same.

## Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

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E [Jonathan.blood@wareingandcompany.co.uk](mailto:Jonathan.blood@wareingandcompany.co.uk)



## Wareing & Company

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